

73 ACRE O'BRIEN RD. FARM MINOOKA

11800 N. O'Brien Rd
Minooka IL 60447

For more information contact:

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Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.

GOODWIN



County:	Grundy
Township:	Aux-Sable
Gross Land Area:	73.3 Acres
Property Type:	Vacant farmland with Development Potential
Possible Uses:	Agricultural Production
Total Investment:	\$604,070
Unit Price:	\$7,900 per acre plus \$25,000 for Morton Tool Shed
Productivity Index (PI):	The PI index for this farm is 119.3
Buildings:	No Buildings
Utilities:	Electric
Zoning:	Agriculture



Approximately 73.3 acres subject to a survey of the farm. The two homesites are not included with this offering, but the 42X60 Morton machine shed is included with the 73.3 acres. Road frontage is split in two locations. The farm is located on a very good asphalt road and less than four miles to Minooka. Excellent Minooka schools. The farm is adjacent to property owned by the State of Illinois for the formerly proposed Prairie Parkway.

LISTING DETAILS

GENERAL INFORMATION

Listing Name: 73 Acres O'Brien Rd. Farm Minooka
Tax ID Number/APN: 03-04-100-018
Possible Uses: Currently in Agricultural production. The farm is in the path of the proposed Prairie Parkway. The parkway does not appear to be an active project. Some long term development potential.
Zoning: Agriculture

AREA & LOCATION

School District: Minooka Grade School District 201
Minooka High School District 111
Market Type: The farm is located in outer suburbs of Chicago. It can be considered a transitional property due to the long term growth potential of the area.
Location Description: West of Minooka and North of Channahon. In the path of the former proposed Prairie Parkway.
Site Description: Level to gently rolling farmland. Two home-sites are not included with this offering. There is a 42X60 Morton machine shed included in the 73.3 acre parcel.
Side of Street: East side of O'Brien Road.
Highway Access: Four miles to the I-80 Interchange in Minooka
Road Type: Asphalt
Largest Nearby Street: Minooka road is the closed road to the south, only 1/4 mile. Ridge road is approximately 4 miles to the east.

LAND RELATED

Lot Frontage (Feet): Approximately 665 feet of frontage. 311 feet north of the north buildings. 353 between the two building sites with the Morton tool shed.
Tillable Acres: The 156EZ has 74.75 tillable acres. This reflex's the entire 75.5 acre parcel. Ownership is keeping approximately 2.2 acres around their current home and out buildings. The final figures to be determined by Grundy County FSA office.
Lot Depth: 2640 feet deep.
Buildings: One Morton machine shed 42X60
Topography: Flat to gently rolling
FSA Data: Corn base is 37.5 acres with a PCL yield of 117
Soybean base is 36.9 ares with a PCL yeild of 39
Soil Type: 235 A Bryce silty clay
91 B Swygert silt clay
Available Utilities: Electric is at the site. The area requires private well and septic systems.

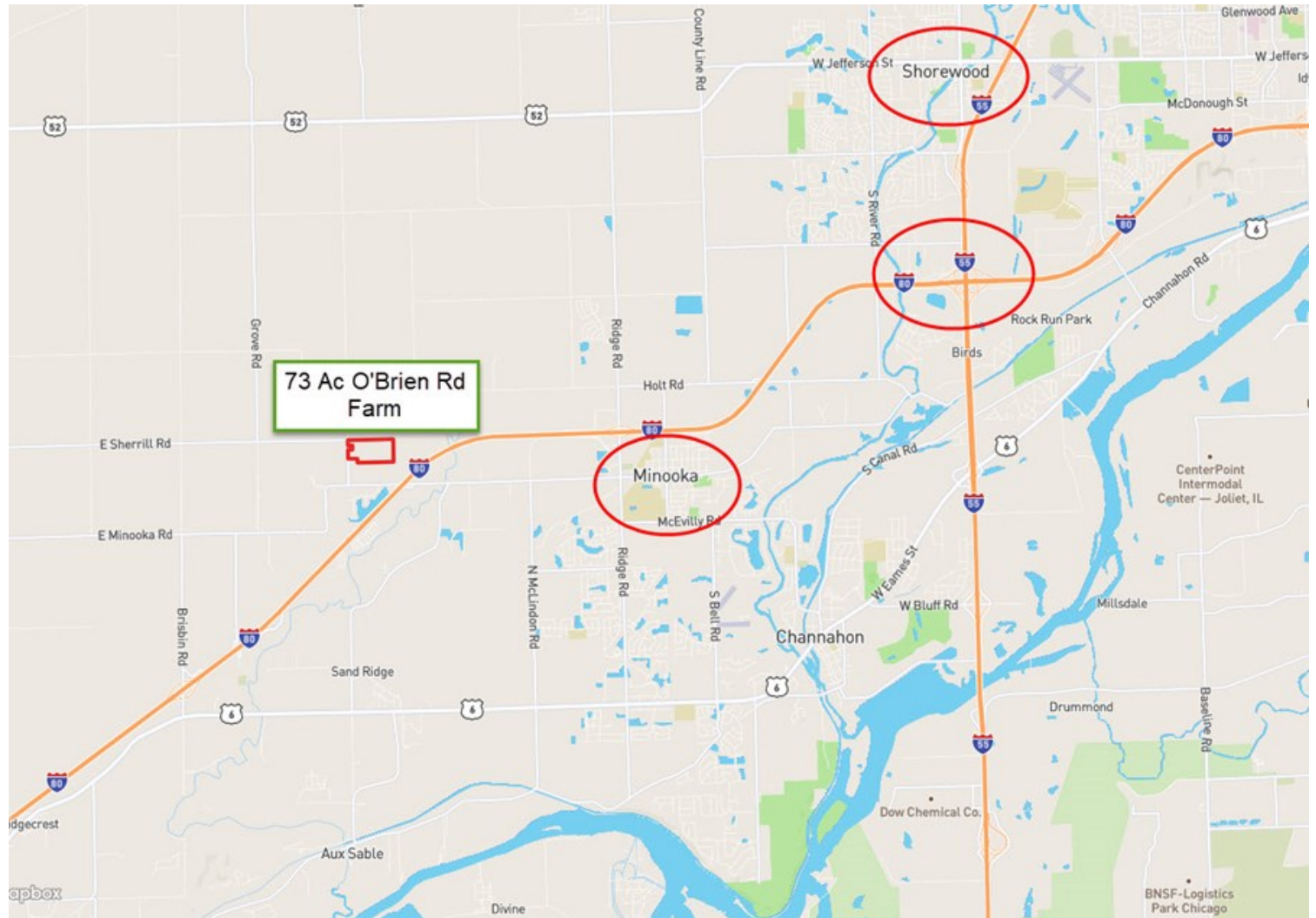
FINANCIALS

Finance Data Year: 2017 Taxes paid in 2018
Real Estate Taxes: The total tax bill for 75.5 acres is \$1,569.12 or \$20.78/Ac. This includes the 2 acre parcel with building being kept by the owners.
Investment Amount: Sellers are asking \$7,900 per acre for 73.3 acres \$579,070 plus \$25,000 for the 42X60 machine shed. The total investment is \$604,070.

LOCATION

Address: The closest address is at the farmstead:
11800 N. O'Brien Rd.
Minooka, IL 60447
County: Grundy County Illinois

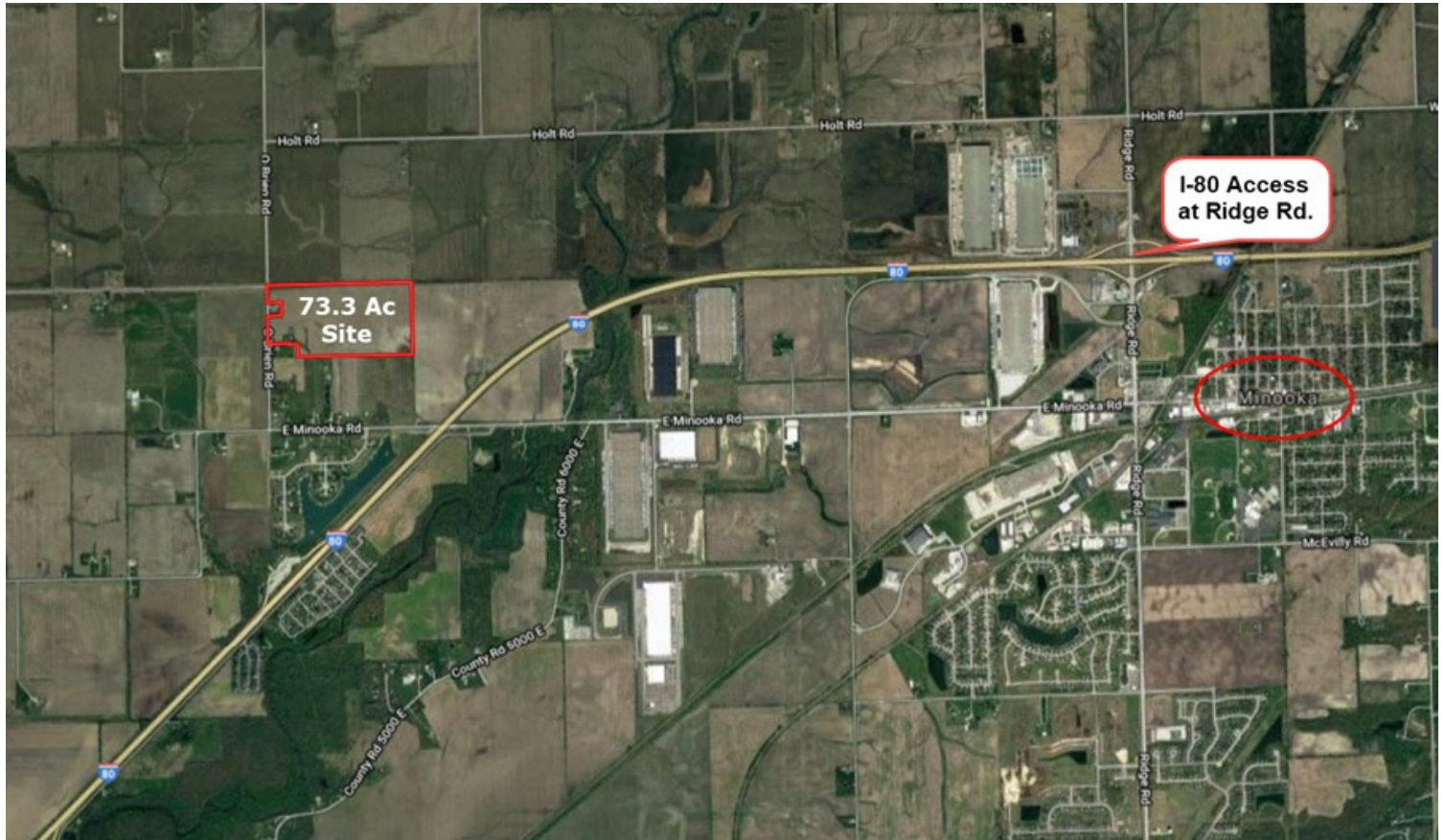
LOCATION MAP FOR 73 ACRE GRUNDY COUNTY FARM



AERIAL MAP OF O'BRIEN RD FARM

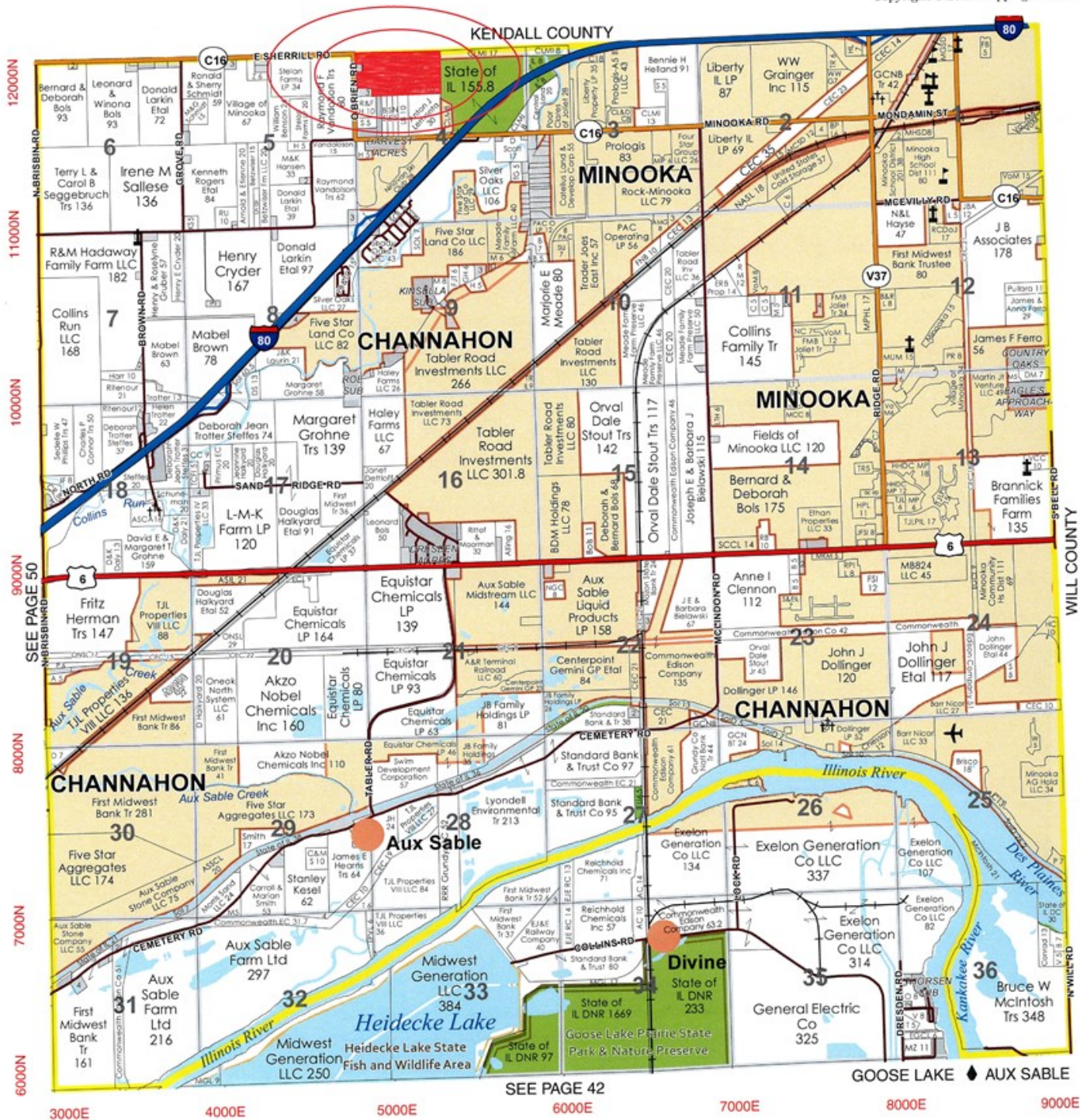


AERIAL MAP OF O'BRIEN RD. FARM, MINOOKA, IL



PLAT MAP LOCATION OF 73 ACRE O'BRIEN RD FARM

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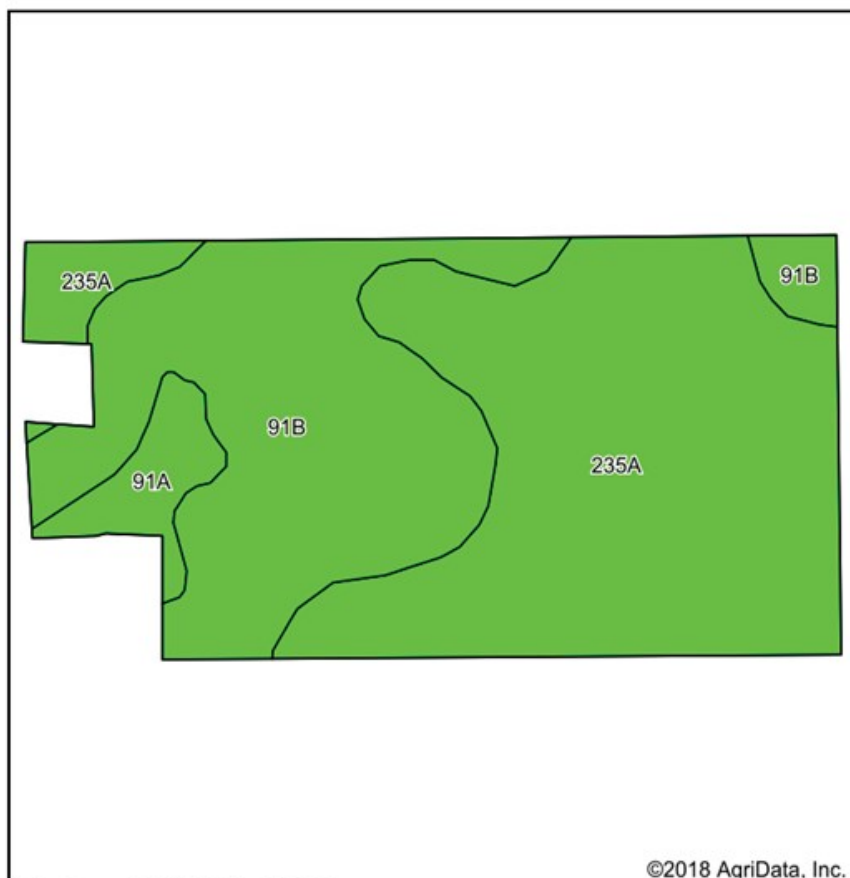


FSA MAP O'BRIEN RD. FARM, AUX SABLE TWP. GRUNDY COUNTY

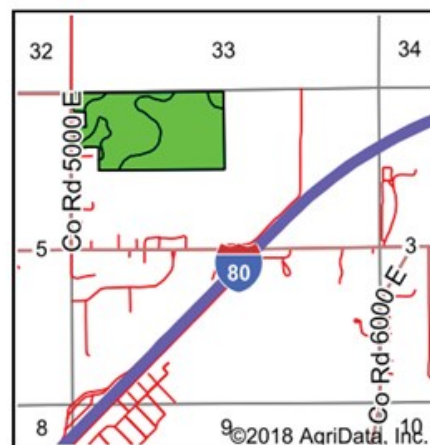
Aerial Map



SOIL MAP FOR AUX SABLE TOWNSHIP FARM, GRUNDY COUNTY



Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Grundy**
Location: **4-34N-8E**
Township: **Aux Sable**
Acres: **73.39**
Date: **11/27/2018**

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Maps Provided By:
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Area Symbol: IL063, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
235A	Bryce silty clay, 0 to 2 percent slopes	41.22	56.2%		162	54	121
**91B	Swygert silty clay loam, 2 to 4 percent slopes	28.68	39.1%		**156	**51	**117
91A	Swygert silty clay loam, 0 to 2 percent slopes	3.49	4.8%		158	52	118
Weighted Average					159.5	52.7	119.3

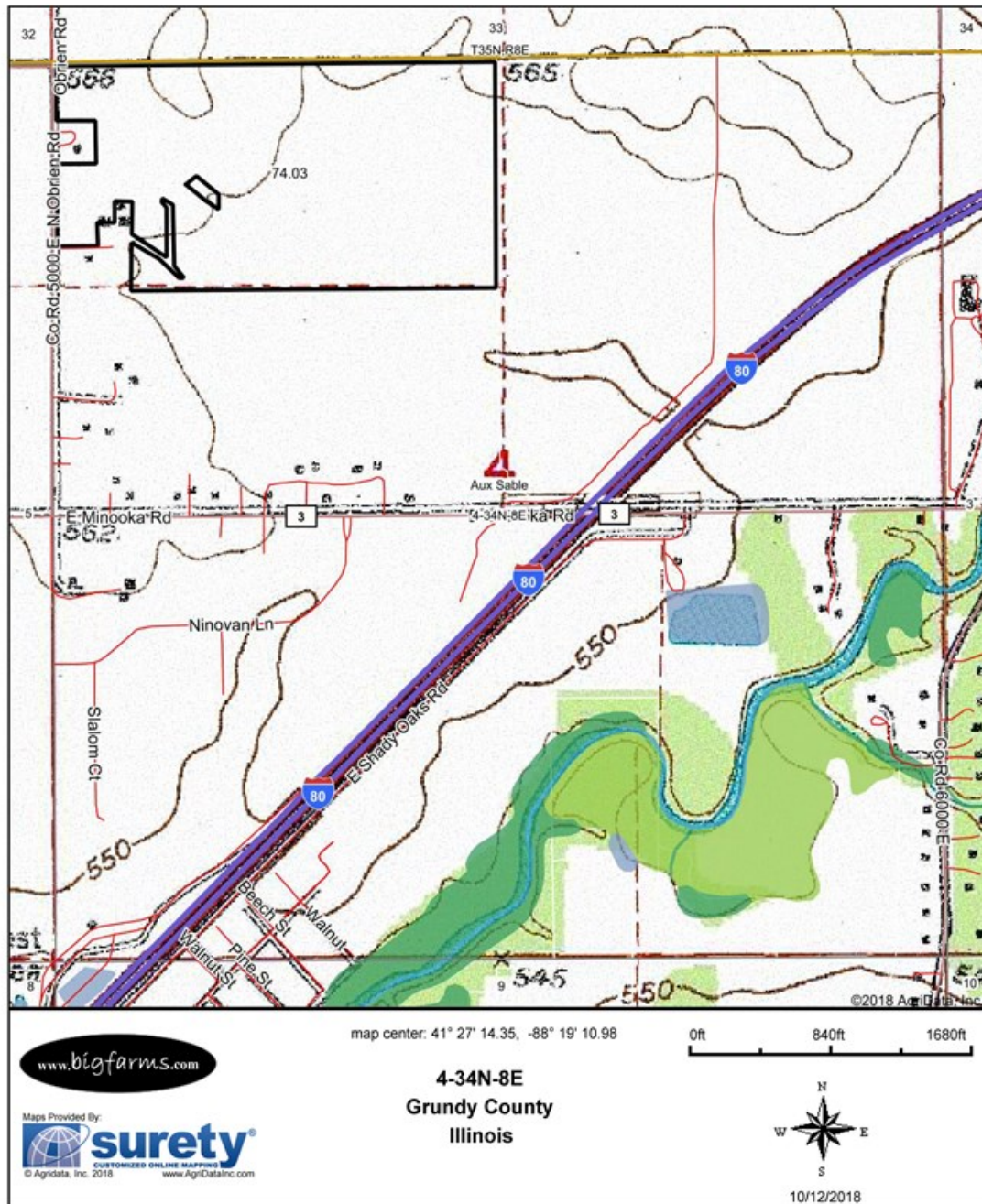
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

TOPOGRAPHICAL MAP

Topography Map



Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

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